109.0	0002	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,121,700	/	1,121,700
USE VALUE:	1,121,700	/	1,121,700
ASSESSED:	1,121,700	/	1,121,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE NAPOLI JOHN W & MARIE F
Owner 2:	
Owner 3:	
Street 1:	9 REED STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 20,480 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1983, having primarily Clapboard Exterior and 3780 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20480.000	387,700	9,900	724,100	1,121,700
Total Card	0.470	387,700	9,900	724,100	1,121,700
Total Parcel	0.470	387,700	9,900	724,100	1,121,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.75 | /Parcel: 296.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,700	9900	20,480.	724,100	1,121,700	1,121,700	Year End Roll	12/18/2019
2019	101	FV	314,000	10300	20,480.	713,700	1,038,000	1,038,000	Year End Roll	1/3/2019
2018	101	FV	315,800	0	20,480.	548,200	864,000	864,000	Year End Roll	12/20/2017
2017	101	FV	315,800	0	20,480.	517,200	833,000	833,000	Year End Roll	1/3/2017
2016	101	FV	315,800	0	20,480.	475,800	791,600	791,600	Year End	1/4/2016
2015	101	FV	320,200	0	20,480.	444,800	765,000	765,000	Year End Roll	12/11/2014
2014	101	FV	320,200	0	20,480.	409,600	729,800	729,800	Year End Roll	12/16/2013
2013	101	FV	320,200	0	20,480.	409,600	729,800	729,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8539

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE NAPOLI JOHN	29018-408		8/26/1998	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	CC	Chris C
3/3/2009	Measured	189	PATRIOT
1/31/2000	Measured	264	PATRIOT
6/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20480		Sq. Ft.	Site		0	70.	0.51	6									724,083						724,100	

Total AC/HA: 0.47016 | Total SF/SM: 20480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 724,083 | Spl Credit | Total: 724,100

USER DEFINED

User Acct	140421
GIS Ref	
GIS Ref	
Insp Date	09/13/18
!8539!	
Prior Id # 1:	140421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	23:06:33

LAST REV

Date	Time
09/26/18	13:08:25
apro	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.7	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.13611102
Const Adj.:	0.99989998
Adj $ / SQ:	107.920
Other Features:	94825
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476841
Depreciation:	89169
Depreciated Total:	387671

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

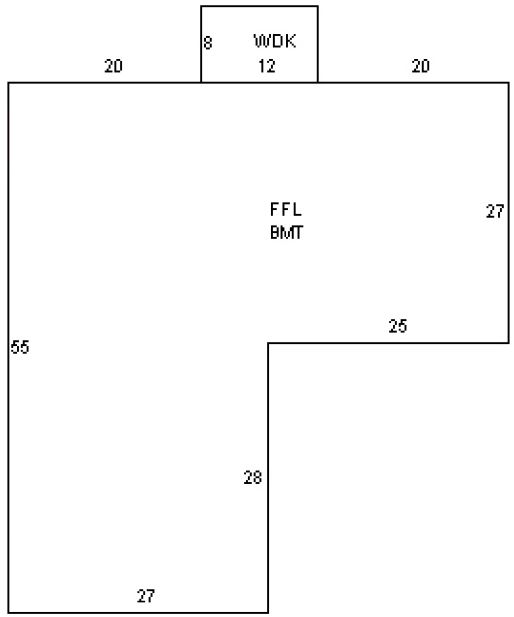
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	118.71
Special Features:	0	Val/Su Net:	87.79
Final Total:	387700	Val/Su SzAd	179.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,160	48.160	104,024
FFL	First Floor	2,160	107.920	233,107
WDK	Deck	96	16.000	1,536

Net Sketched Area:	4,416			Total:	338,667
Size Ad	2160	Gross Are	4416	FinArea	3780

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	16X32	A	AV	2000	22.87	T	15.2	101			9,900			9,900

More:	N	Total Yard Items:	9,900	Total Special Featues:		Total:	9,900